King County Department of Assessments

Executive Summary Report
Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 76- South Central West Seattle
Previous Physical Inspection: 1997

Sales - Improved Summary:
Number of Sales: 440
Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	$76,800	$91,400	$168,200	$191,500	87.8%	13.06%
1999 Value	$84,800	$102,700	$187,500	$191,500	97.9%	12.80%
Change	+$7,800	+$11,300	+$19,300		+10.1%	-0.26%
%Change	+10.4%	+12.4%	+11.5%		+11.5%	-1.99%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.26% and -1.99% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	$78,700	$91,500	$170,200
1999 Value	$86,700	$103,200	$189,900
Percent Change	+10.17%	+12.79%	+11.57%

Number of improved parcels in the Population: 3,252

The sales sample adequately represents the population for this area. Pages two through four provide graphical representation of sales sample and population data. The population summary includes all improved parcels.

Summary of Findings: To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **Plat 1, Very Good Condition, and 1.5 Stories**. Parcels that are in **Plat 1** (location variable/major number 246190), or **1.5 Stories** indicate individual adjustments due to their lower average ratios (assessed value/sales price). The model adjusts these parcels upward more than others. Parcels that are in **Very good Condition** (building condition) had a higher average ratio than other parcels, so the model adjusts these properties upward less than others.   It should be noted that 'good' building condition is average for area 76.   Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample

Year Built	Frequency	% Sales Sample
1900	0	0.00%
1920	94	21.36%
1930	72	16.36%
1940	13	2.95%
1950	164	37.27%
1960	56	12.73%
1970	9	2.05%
1980	8	1.82%
1990	10	2.27%
1998	14	3.18%
	440	

Population

| Year Built	Frequency	% Population
1900	2	0.06%
1920	717	22.05%
1930	486	14.94%
1940	135	4.15%
1950	1172	36.04%
1960	431	13.25%
1970	108	3.32%
1980	70	2.15%
1990	66	2.03%
1998	65	2.00%
	3252	
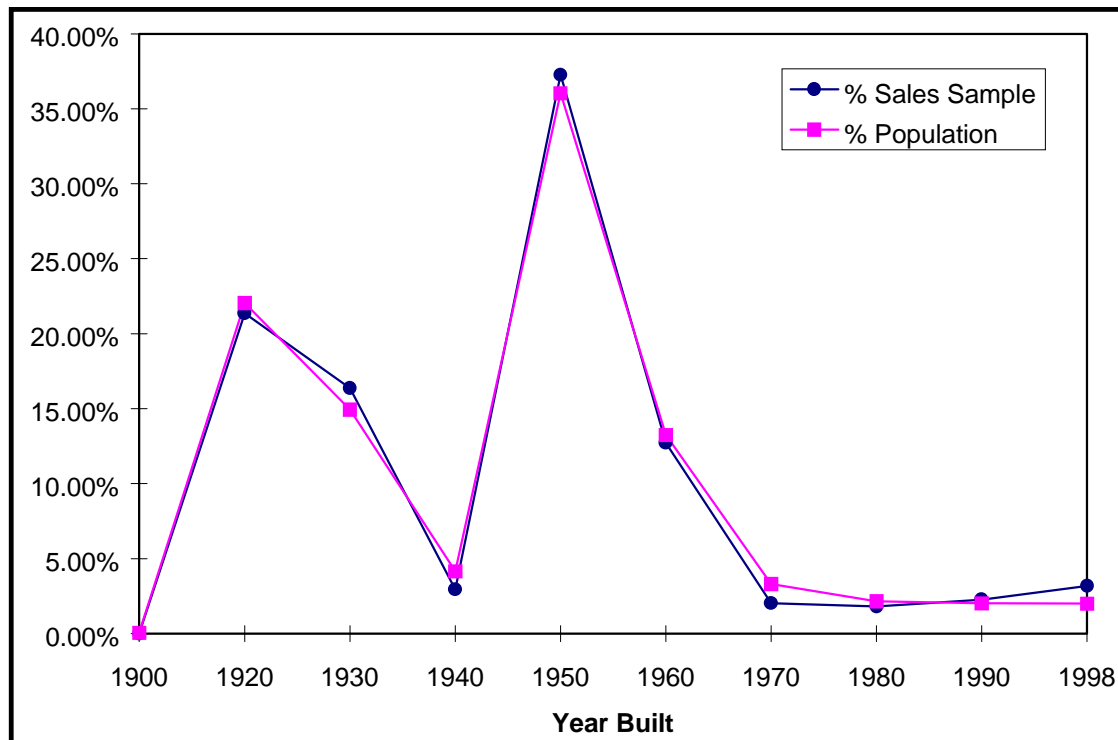
The sales sample adequately represents the population.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	205	46.59%
1500	162	36.82%
2000	52	11.82%
2500	16	3.64%
3000	4	0.91%
3500	1	0.23%
4000	0	0.00%
5000	0	0.00%
7000	0	0.00%
10000	0	0.00%
17000	0	0.00%
	440	

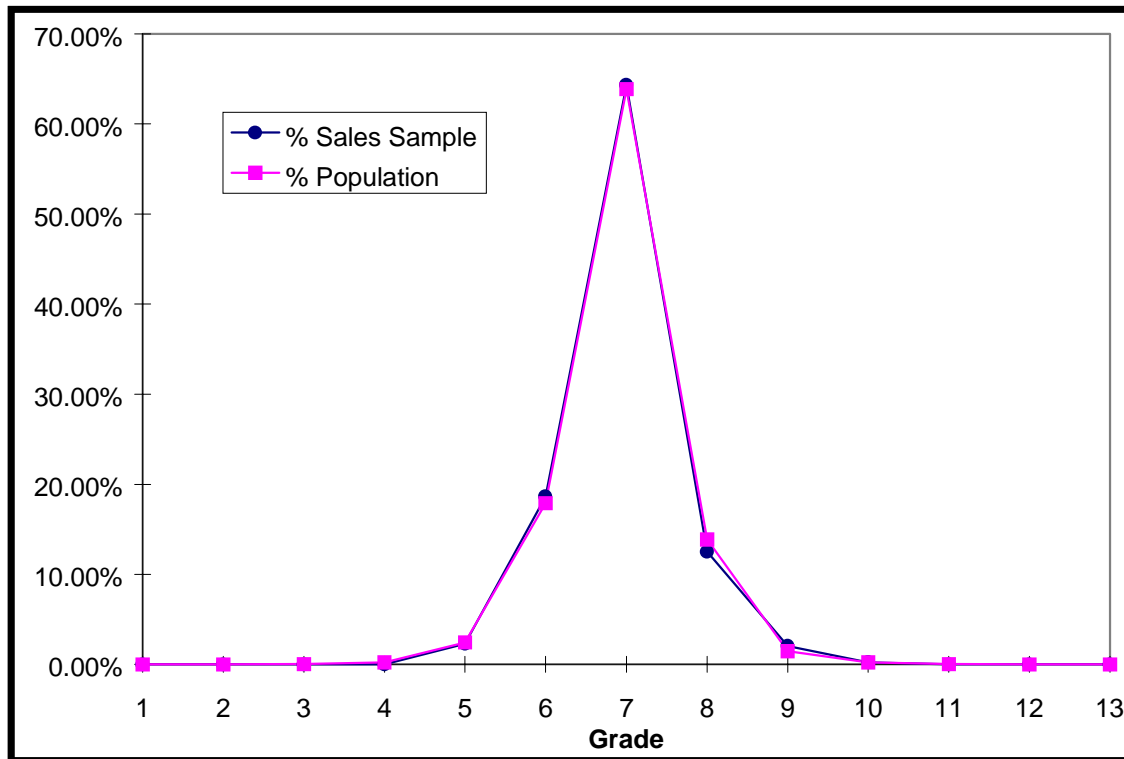| Population		
Above Gr Living	Frequency	% Population
500	16	0.49%
1000	1405	43.20%
1500	1306	40.16%
2000	381	11.72%
2500	105	3.23%
3000	29	0.89%
3500	7	0.22%
4000	2	0.06%
5000	1	0.03%
7000	0	0.00%
10000	0	0.00%
17000	0	0.00%
	3252	
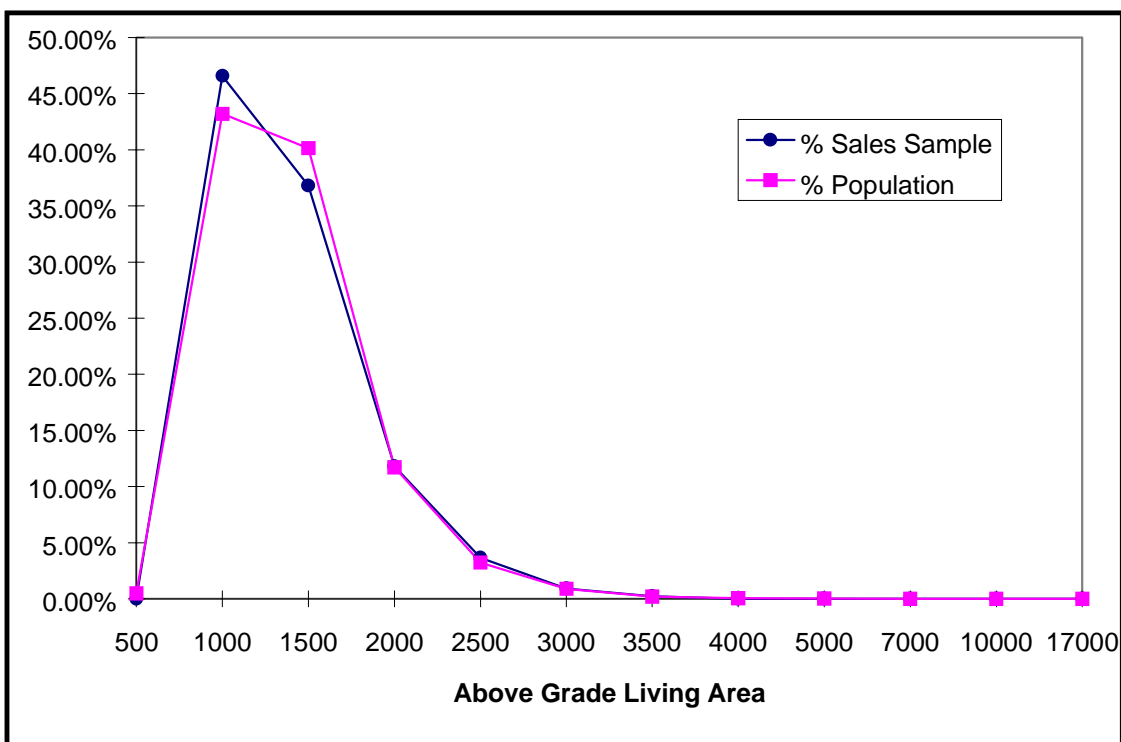
The sales sample adequately represents the population.
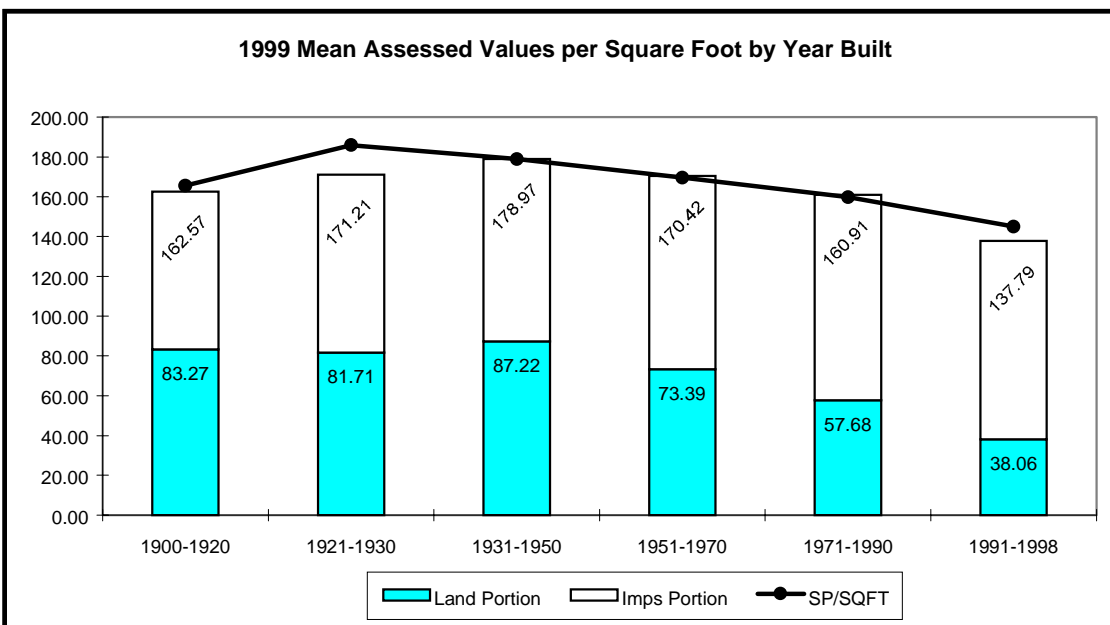
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	2.27%
6	82	18.64%
7	283	64.32%
8	55	12.50%
9	9	2.05%
10	1	0.23%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	440	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	7	0.22%
5	79	2.43%
6	582	17.90%
7	2077	63.87%
8	451	13.87%
9	47	1.45%
10	7	0.22%
11	1	0.03%
12	0	0.00%
13	0	0.00%
	3252	

The sales sample adequately represents the population.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built
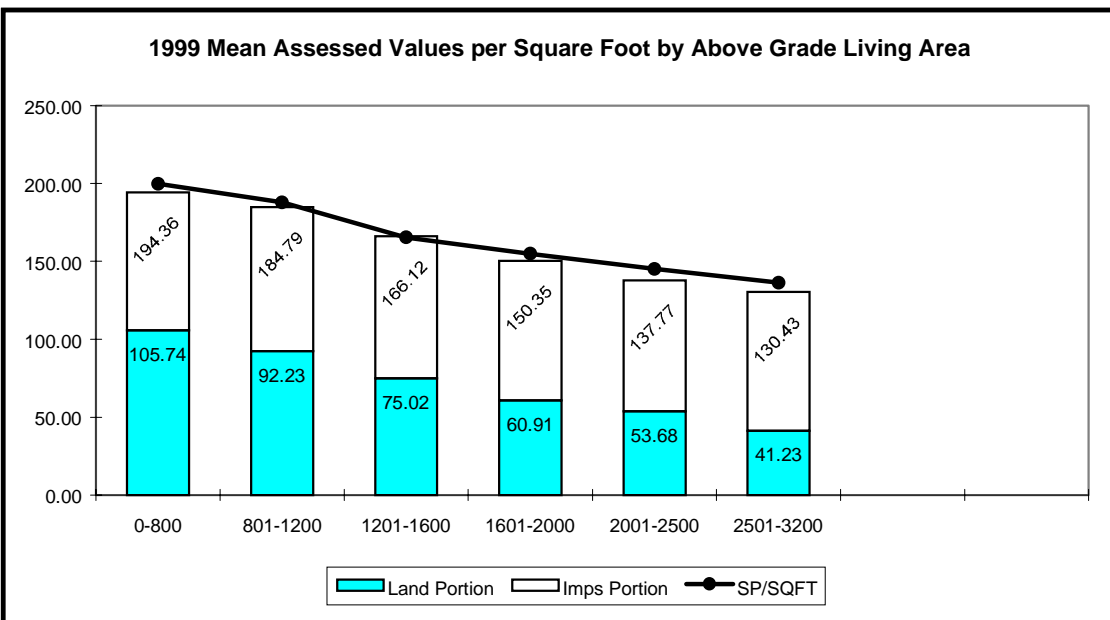
1998 Mean Assessed Values per Square Foot by Year Built

Year Built	Land Portion	Imps Portion
1900-1920	75.03	145.26
1921-1930	74.08	152.09
1931-1950	79.17	161.50
1951-1970	66.60	154.13
1971-1990	52.32	146.55
1991-1998	34.58	124.58

Legend: Land Portion, Imps Portion, SP/SQFT

1999 Mean Assessed Values per Square Foot by Year Built

Year Built	Land Portion	Imps Portion
1900-1920	83.27	162.57
1921-1930	81.71	171.21
1931-1950	87.22	178.97
1951-1970	73.39	170.42
1971-1990	57.68	160.91
1991-1998	38.06	137.79

Legend: Land Portion, Imps Portion, SP/SQFT

These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area
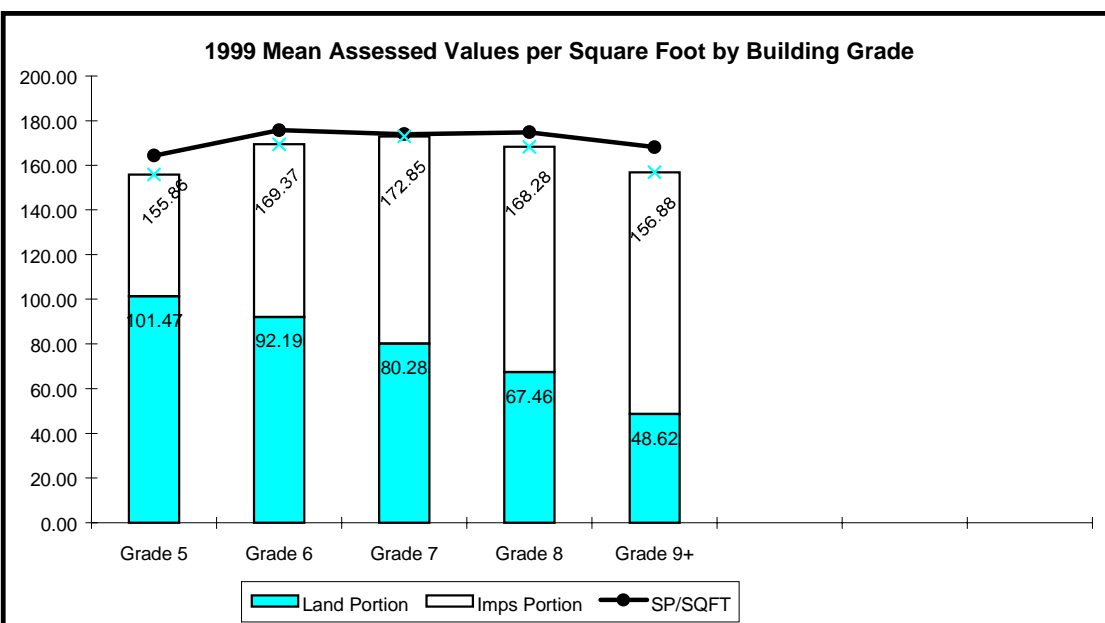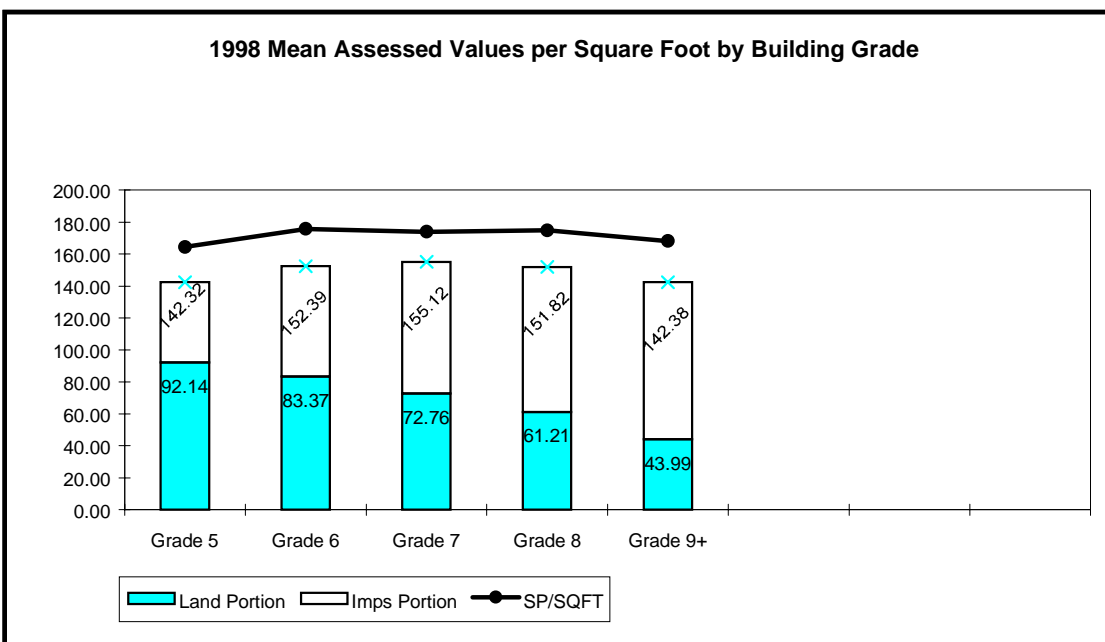
1998 Mean Assessed Values per Square Foot by Above Grade Living Area

Legend: Land Portion — Imps Portion — SP/SQFT

Data labels (Imps Portion / Land Portion):
- 0-800: 176.50 / 95.97
- 801-1200: 167.03 / 83.59
- 1201-1600: 148.78 / 67.98
- 1601-2000: 132.66 / 55.07
- 2001-2500: 122.12 / 48.35
- 2501-3200: 117.78 / 37.30

1999 Mean Assessed Values per Square Foot by Above Grade Living Area

Legend: Land Portion — Imps Portion — SP/SQFT

Data labels (Imps Portion / Land Portion):
- 0-800: 194.36 / 105.74
- 801-1200: 184.79 / 92.23
- 1201-1600: 166.12 / 75.02
- 1601-2000: 150.35 / 60.91
- 2001-2500: 137.77 / 53.68
- 2501-3200: 130.43 / 41.23

These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade

1998 Mean Assessed Values per Square Foot by Building Grade

Grade	Land Portion	Total
Grade 5	92.14	142.32
Grade 6	83.37	152.39
Grade 7	72.76	155.12
Grade 8	61.21	151.82
Grade 9+	43.99	142.38

Legend: Land Portion, Imps Portion, SP/SQFT

1999 Mean Assessed Values per Square Foot by Building Grade

Grade	Land Portion	Total
Grade 5	101.47	155.86
Grade 6	92.19	169.37
Grade 7	80.28	172.85
Grade 8	67.46	168.28
Grade 9+	48.62	156.88

Legend: Land Portion, Imps Portion, SP/SQFT

These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.